



Letterkenny Army Depot Chambersburg, PA

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BRAC Cleanup Team Workshop

May 1998

St. Louis, MO

Building Trust / Relations

- The BTC's Role -

BACKGROUND



- ⇒ Letterkenny Army Depot - 1995 BRAC List
- ⇒ Major Realignment - 1480 Acres to Community
- ⇒ Letterkenny Industrial Development Authority Created - Jan 1996
- ⇒ Redevelopment Plan Approved - September 1997
- ◆ Rural No-cost Economic Development Conveyance Eligible
- ◆ Interim Lease Signed - August 1997 (5 sub-leases signed)
- ◆ Utility Transfer (Water and Sewer) - June 1998
- ◆ Phase I Property Transfer (260 Acres) - June 1998



Phase I Parcels



- ◆ Identified by the Letterkenny Industrial Development Authority (LIDA) as “Priority Parcels”



- ◆ Twenty-eight parcels plus rail lines
- ◆ Approximately 240 acres



Phase I Parcel Conditions



- ◆ All parcels are underlain by VOC-contaminated groundwater
- ◆ No parcels warrant remedial action for soils based on industrial use



Remedial Action Objectives for Phase I Parcels



- ◆ Manage potential long-term contaminant migration and protect human health and the environment



- ◆ Provide a suitable remedial alternative such that the land transfer recipient can have beneficial reuse of the property with minimal limitations



Remedial Action



- ◆ Institutional Controls
 - Deed Provisions:
 - > Commercial/Industrial Use Restrictions
 - > Groundwater Restrictions
 - > Soil Excavation Restrictions
 - > Subsurface Construction
 - > Stormwater Distribution

Why?



- ◆ Mitigates risk effectively
- ◆ Easily implemented
- ◆ Provides for timely reuse and community benefit

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ISSUES:

- ◆ Building Availability
- ◆ Parcel (s) Availability
- ◆ Programmatic Agreement
- ◆ Memorandum of Agreement for Property Transfer
- ◆ Personal Property



PLAYERS:

- ◆ BTC, BEC, Army, LRA, Politicians, COE, SHPO, Community

RESULT:

- ◆ Workable Solutions

FACT:

- ◆ Cooperation + Communication = SUCCESS

